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**Minutes**  
**WASHINGTON CITY PLANNING COMMISSION**  
**May 4, 2016**

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Present: Commissioner Smith, Commissioner Martinsen, Commissioner Papa, Commissioner Phetsomphou, Commissioner Hardman, Councilmember Belliston, Attorney Jeff Starkey, Drew Ellerman, Lester Dalton, Kathy Spring, Peggy Collard, Travis Nay, Fred Lewis, Wilma Lewis, Greg Sant, Sharad Kadakia, Bob Hermandson, Atman Kadakia, Rick Meyer, Mark Vent.

Meeting called to order: 5:34 PM  
Invocation: Commissioner Martinsen  
Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

A. Approval of the agenda for May 4, 2016.  
Commissioner Martinsen motioned to approve the agenda for May 4, 2016.  
Commissioner Phetsomphou seconded the motion.  
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from April 20, 2016.  
Commissioner Martinsen motioned to approve the minutes from April 20, 2016.  
Commissioner Phetsomphou seconded the motion.  
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None stated.

4. ZONE CHANGE

A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-07 to change from C-2 Service Commercial to R-3 Multi Family Residential located at approximately Tortoise Rock Drive and Buena Vista Blvd. Applicant: John Graham

**Background**

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 3.00 acres, located at the northwest corner of Buena Vista Blvd. and Tortoise Rock Drive. The requested change is from the current zoning of Service Commercial (C-2) to the proposed Multiple-Family Residential (R-3) zoning designation. The (R-3) request is for the purpose of developing the parcel into a future multi-family residential development.

The General Plan Land Use Designation for this location was recently amended to the Medium High Density (MHD) residential designation, which carries a 7-12 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-6 to the north and west, C-2 to the south and C-3 to the east.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of Z-16-07, for the zone change request from Service Commercial (C-2) to the proposed Multiple-Family Residential (R-3) zoning designation, to the City Council, based on the following findings.

**Findings**

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Smith opened the public hearing.

Fred Lewis stated he lives at 1155 Camel Springs stated he isn't thrilled with this going to multi family. He stated renters bring in undesirable people.

Mark Vent stated he is buying a lot at 512 Ruby Place; he stated his sister lives in the subdivision and received the notice. He stated they aren't in favor of this due to traffic and undesirable use as renting with multi family. He stated along the frontage there are a few developments in the area that are multi family and doesn't think this is a good area for it.

Commissioner Smith stated it is a different owner. The request is for a different development.

Deanna Bigilow stated she lives in New Warm Spring. She stated this corner lot was zoned for commercial and she stated there is little water pressure now and with multi family it would add to the problem and traffic is a concern as well. She asked how many units.

Commissioner Smith stated this is a zone change so they don't know what the plan is.

Commissioner Martinsen motioned to close the public hearing.  
Commissioner Phetsomphou seconded the motion.  
Motion passed unanimously.

Rick Myer from Bush and Gudgell stated this has been zoned commercial and not residential. He stated as it stands there hasn't been any interest in commercial so they wanted to develop multi family.

Commissioner Smith asked about the water pressure.

Mr. Myers stated he didn't know about the water pressure. They would have to work with public works if this is approved.

Commissioner Smith asked if there is an idea of how many units.

Mr. Myers answered that he wasn't sure. He stated he wasn't sure if they were duplex but they wouldn't be apartments.

Commissioner Phetsomphou stated it doesn't appear to be a large area.

Commissioner Smith stated the surrounding area appears to be in harmony with what is there already.

Commissioner Papa asked about the entrance.

Mr. Ellerman stated it would be Tortoise Rock Drive.

Commissioner Papa asked the width.

Mr. Ellerman stated it is already a 60-foot road and SITLA will continue it when they develop their area.

Commissioner Smith asked about the second access.

Mr. Ellerman stated they would probably only have one access. The rule is usually only 30 units before a second access would be required. He stated he always suggests that the developer not go the maximum number of lots.

Commissioner Phetsomphou stated this is small and so it would be difficult to put too many units because they have to have adequate parking.

Commissioner Papa asked if parking would be allowed on Tortoise Rock Drive.

Mr. Ellerman stated they would not be able to park on Tortoise Rock Drive.

Commissioner Hardman stated due to him coming in late he would assume the public wasn't in favor of this. He asked if there could be a development agreement that would ease the concerns.

Mr. Ellerman stated the PUD is an example of a development that would have conditions. This is a R-3. He stated no one came to the General Plan Amendment and the same people were notified.

Commissioner Phetsomphou stated he lives in a townhome development and there aren't problems.

Commissioner Smith asked the width of Buena Vista.

Mr. Ellerman stated it is planned for an 85-foot road. He stated this is already commercial so the traffic would be similar to this request. He stated they have to come in with a public hearing for a Conditional Use Permit because of the number of units.

**Commissioner Papa motioned to recommend approval to City Council with the recommendation and findings of staff.**

**Commissioner Phetsomphou seconded the motion.**

**Motion passed unanimously.**

## 5. CONDITIONAL USE PERMIT

- A. Public Hearing to consider approval of a Conditional Use Permit C-16-03 located at approximately 880 West Red Cliffs Drive. The request is to demolish existing fueling station and construct a new multi tenant commercial building. Applicant: Green Utah Enterprises Inc

### **Background**

Drew Ellerman stated the applicant is requesting approval of a Conditional Use Permit to build a new multi-tenant commercial project located at 880 West Red Cliffs Drive (northwest corner of Red Cliffs Dr. and Green Spring Dr.). The new proposed site is showing 3 commercial units in one building. The new building will have approximately 1,900 square feet of floor space (replacing the current Sinclair Gas Station and Convenience store at this location). The applicant is also seeking approval from the Planning Commission to move a non-conforming pole sign in the northeast portion of the parcel (allowing for the new building placement on the lot).

The parcel is currently zoned Service Commercial (C-2), any requested use(s) will have to conform the permitted uses as outlined in the Zoning Regulations for this zoning district. The General Plan Land Use Designation at this location is Regional Commercial (R-COMM). Due to the size of the new building (which is over 5,000 sq. ft.), City Code requires the project receive approval through the conditional use permit process.

Staff has reviewed the requested proposal and finds it to be in harmony with surrounding and existing developments, and would be a good addition the area. If all the conditions are met, the project will be an asset to our community. Staff would therefore like to recommend approval of the Conditional Use Permit for the development of this proposed commercial site. And, approval from the Planning Commission to move the non-conforming pole sign to the northeast corner of the site, allowing for the new building and associated drive through lane.

### **Recommendation**

Staff recommends that the Planning Commission approve C-16-03, allowing for a new Commercial development to be located at 880 West Red Cliffs Drive, and including the moving of the non-conforming pole sign in the northeast portion of the parcel, based on the following findings and subject to the following conditions:

### **Findings**

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

### **Conditions**

1. The development of the site shall conform to the standards of the Service Commercial Zone (C-2) and other applicable zoning regulations (parking, landscaping etc.).
2. A complete set of engineered construction drawings, with other required construction documents, shall be submitted for staff review and approval prior to the start of any construction and prior to the issuance of any required permits.
3. A detailed landscape plan showing plant species and irrigation methods for the site shall be included with the construction drawings for review and approval prior to the issuance of any permits.
4. All structures and site improvements shall meet the requirements of City and State adopted codes.
5. All outdoor lighting shall be directed inward to the site.
6. Parking area standards shall be met, including the required number of parking spaces, the required number of disabled parking spaces and their loading zone area, parking space

dimensions, and parking lot landscaping. These items shall be included in the construction drawings for review and approval prior to the issuance of any permits.

7. Areas for the collection of trash shall be adequately screened from public view.
8. Any exterior equipment shall be screened from public view.
9. The moving of the existing pole sign in the northeast portion of the parcel will require a building permit approval prior to the sign being moved into its new location.
10. All signage will conform to the Washington City Sign Ordinance as outlined in the Zoning Regulations.

Commissioner Phetsomphou stated that the landscape plan shows the mulberry tree and would like to replace that with some type that doesn't produce pollen and the mulberry does produce pollen.

Altman Kadakia stated they agree to the conditions and would accommodate the request for other types of trees.

Commissioner Smith asked about the color scheme and if it clashes with what is there.

Mr. Kadakia stated it is a little different because there is more glass so that is why they are going with the lighter colors. He stated when they redo the motel they would consider changing the color to match this.

Commissioner Hardman asked about the tenants and if they have some one in mind.

Mr. Kadakia stated they don't have an agreement or signed lease yet.

Commissioner Smith opened the public hearing.

No response.

Commissioner Martinsen motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Papa asked about the pole sign.

Mr. Ellerman stated the distance of the pole is different than what the ordinance requires. They are moving it 22 ft to the northeast corner.

Commissioner Phetsomphou asked if with removing the gas station would they have to go through a process.

Mr. Ellerman stated yes they will have to do what the State requires and they are aware of what they need to do.

Commissioner Smith asked Commissioner Phetsomphou if he had a recommendation for trees.

Commissioner Phetsomphou stated ash tresses are a good for this area especially the Arizona Ash Tree.

**Commissioner Martinsen motioned to approve with the findings and conditions of staff.**

**Commissioner Papa seconded the motion.**

**Motion passed unanimously.**

6. DISCUSSION ITEMS

A. Discussion of future General Plan Amendments.

Mr. Ellerman stated they met with the consultant today that is working on the General Plan. He stated there will be a committee formed that would be working with the Mayor. He stated they would like to get people from Coral Canyon, Green Springs, Downtown and the Fields.

Commissioner Hardman asked if there are surveys done to see what the citizens want.

Mr. Ellerman stated there have been many surveys done.

Commissioner Smith stated they could and have done surveys on the website.

Mr. Ellerman stated there are more citizens now than when the General Plan was amended about 10 years ago.

Commissioner Smith asked if there is still going to be a meeting with City Council.

Mr. Ellerman stated there is going to be a meeting. They could do it on the 18th after the planning commission meeting. He asked them to look at the objective of the General Plan and read the survey in chapter 4 in the General plan.

**Commissioner Papa motioned to adjourn the Planning Commission Meeting.**

**Commissioner Martinsen seconded the motion.**

**Motion passed unanimously.**

**Meeting adjourned: 6:50 PM**

Washington City

Signed by: \_\_\_\_\_

Jason Smith, Chairman

Attested to: \_\_\_\_\_

Kathy Spring, Zoning Technician